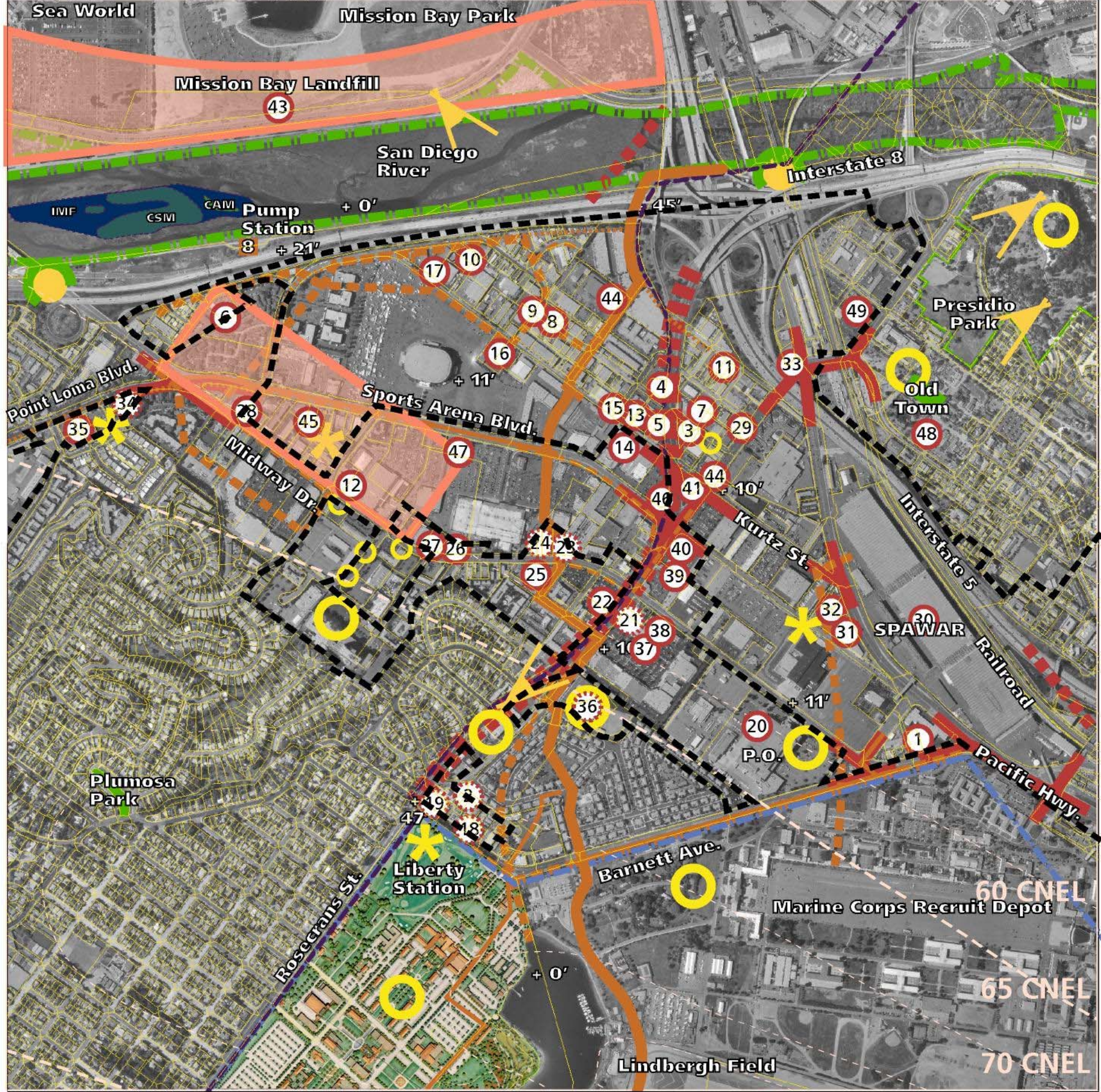


BAY TO BAY LINK FEASIBILITY STUDY



Opportunities & Constraints Diagram

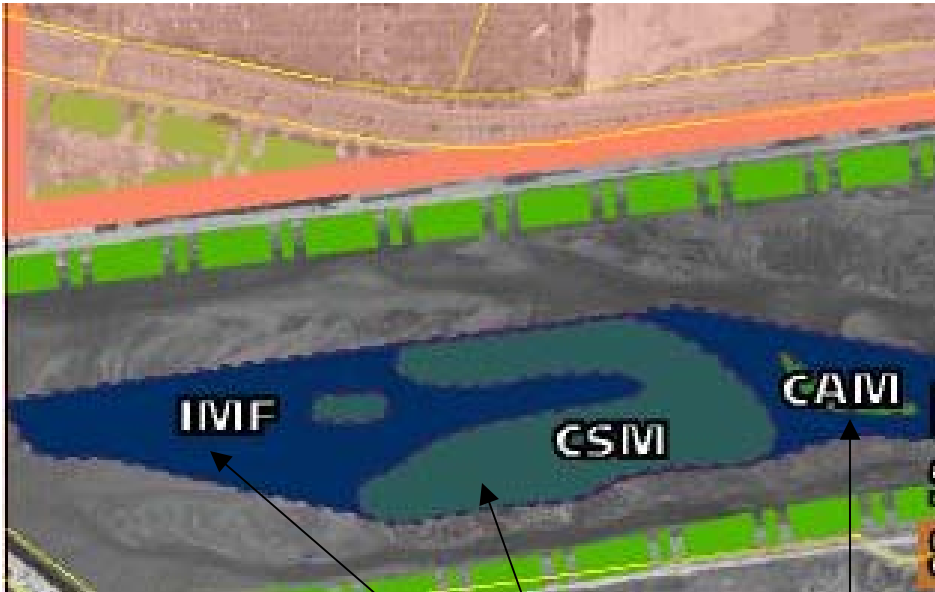
The following pages summarize these issues. See the appendix for complete reports.

- Redevelopment Area Boundary
- Multiple Species Conservation Program
Brackish Marsh, Coastal Salt Marsh, Intertidal
- Cultural Resources, general locations
- Subsurface Archaeological Sites
- Pedestrian/Bicycle access to the San Diego River Park Trail network
- 96" Sanitary Sewer
- 16" - 30" Sanitary Sewer
- 32" - 56" Storm Drain
- 22" - 30" Storm Drain
- 24" Water Line
- 8" Navy Jet Fuel Line
- Municipal Land Fill
- Closed File for Leaking Underground Storage Tank
- Open File for Leaking Underground Storage Tank
- Key Observation Points
- Additional Traffic Capacity is required
- Deficient intersection, level of service, safety
- Coastal Zone Boundary
- Community Noise Equivariant Level (CNEL)
- + 10' Elevation

BAY TO BAY LINK FEASIBILITY STUDY



The San Diego River channel provides valuable native habitat and flood control.



Three types of habitat - Brackish Marsh, Coastal Salt Marsh, and Intertidal Mudflat are identified within the River channel as it relates to the Study Alternative for a Navigable Channel.



Views of the historic sites, including the Presidio from Rosecrans are a link to the past.



Cultural resources, including the Naval Training Center and Saint Charles Borromeo Academy and Parish represent many of San Diego's important eras and communities.



The marker for the historic La Playa Trail in the median of Rosecrans is not easily viewed by pedestrians or motorists.

Natural Habitat & Cultural Resources

The plant and animal habitat as well as the cultural resources found in the Study Area are recognized as valuable components of a vital community and city. These are unique elements which represent the history of our city making and future of our relationship with the built and natural environment. The issues and approach of the Study Alternatives are addressed within the following subcategories:

- Water quality of the San Diego River, Bay and Mission Bay
- Biological Resources associated with the San Diego River and Mission Bay
- Noise impact to identified receptor sites
- Visual Quality from public vantage points
- Air Quality
- Cultural Resources including archaeological and historical

Each of these represent a variety of challenges to meet a host of regulatory agencies permit requirements for the design, construction and maintenance of any project.

The objectives of the Study Alternatives are to minimize negative impacts and enhance these resources as part of the community.

BAY TO BAY LINK FEASIBILITY STUDY



The Mission Bay Landfill was operated from 1952 to 1959. The County Department of Environmental Health is currently conducting a site assessment to determine the extent of contamination.



Fire Station #20 is an example of one of the Study Area's many underground storage tanks that have had problems. Positive actions have resulted in the anticipated case closure by the County Department of Environmental Health .



Overhead electrical lines serve the industrial area.



Utilities located the public right-of-way limit pedestrian activity.

Utilities, Hazardous Materials & Geology

Existing conditions are recognized as constraints to the enhancement of the Midway community.

Utility Constraints

- Current insufficient stormwater drainage capacity
- Large diameter underground lines for water and sewer distribution
- A mix of 12kv SDG&E overhead and underground transmission and distribution lines
- Underground Navy Jet Fuel line
- Gas transmission and distribution lines
- Cable TV/Fiber overhead and underground lines
- Underground telephone lines
- Utility equipment, hatches and boxes in the public right-of-way

Hazardous Material Constraints

- Undetermined boundary of hazardous waste landfills
- Open cases of Leaking Underground Storage Tanks (LUST), that have numerous unknown conditions

Geologic Constraints

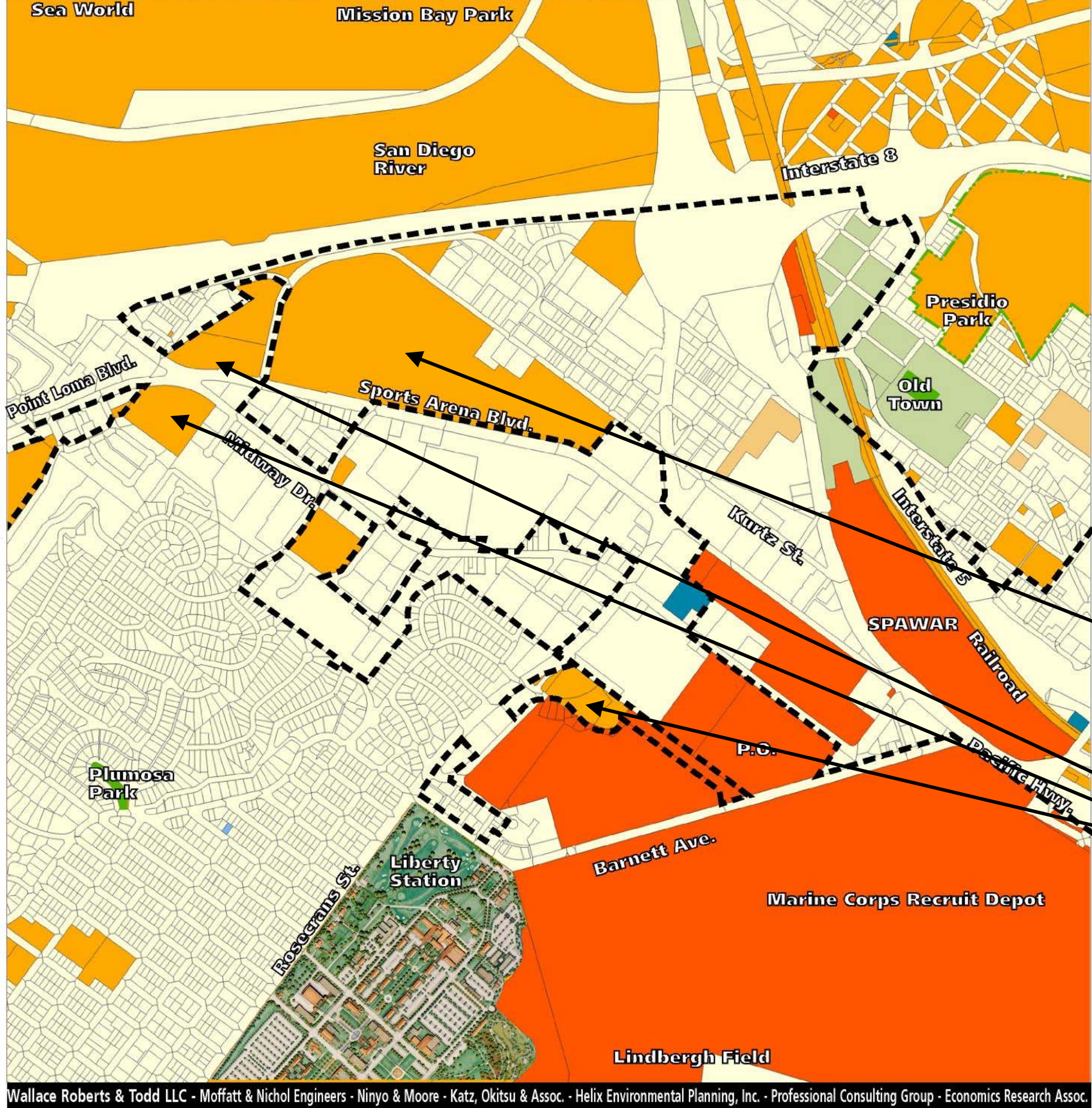
- Active traces of the Rose Canyon and Point Loma Fault
- Soils that may be subject to liquefaction
- Shallow groundwater table

This study concludes that each of these challenges can be overcome through proper funding, design, construction and maintenance.

The following Study Alternatives are intended to avoid the site specific constraints.

Additional work from a variety of sources is required to certify this approach. A Strategic Action Plan is recommended to address the dry utilities and assist in developing a cooperative agreement with the utility companies. San Diego's Center City Development Corporation (CCDC) is recognized as a leader in addressing contaminated sites and working with public utilities companies in the relocation of their lines. Please see the Appendix for more detail.

BAY TO BAY LINK FEASIBILITY STUDY



Public Ownership

An objective of the alternatives in this Study is to enhance the public property for the citizens of San Diego.

- Redevelopment Area Boundary
- United States of America
- State of California
- City of San Diego
- County of San Diego
- Port of San Diego
- Railroad and Utilities



The land use of the City owned Sports Arena property is planned to change from commercial to medium density residential.

Of the publicly owned land the following sites are considered important uses and not altered by the Study alternatives.

- The Orchard Senior Apartments (563 units)
- Stonewood Garden Apartments (225 units)
- Dewey Elementary School

